

However, the property is sold in an "AS IS" condition and no remediation will be done by the Department of Transportation. If a risk assessment is completed by a purchaser within the 10-day period, and the purchaser decides not to exercise his/her Option based on the results of the assessment, the Option Deposit will be refunded without interest. In accordance with the Environmental Protection Agency (EPA) and the Department of Housing and Urban Development (HUD), effective September 6, 1996, all sellers must disclose known lead-based paint and lead-based paint hazards and provide available reports to buyers for any housing built before 1978. Each buyer will receive a pamphlet entitled "Protect Your Family From Lead In Your Home" and be required to sign a Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards Form.

ADDITIONAL TERMS

This sale of property is exempt from CEQA. The environmental determination by the State of California Department of Transportation for the sale of this property does not mean that the buyer may not have to obtain subsequent environmental clearance or prepare an environmental document as required by any local agency. Buyer should be aware that if buyer seeks some form of approval or permit for development subsequent to buyer's purchase of this excess property, the local agency might require an environmental document, and/or environmental analysis before giving its approval or permit. The sale of this property is subject to all matters of public record and any easements, claim of easements or reservations not of record. The Department of Transportation does not assume any liability for possible encumbrances on this property. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

REAL ESTATE TAXES: This property is not assessed for taxes while vested in the State. However, it will be assessed upon transfer to private ownership.

REGISTRATION: Check identification required at registration. All potential bidders must show certified funds of \$1,000 in order to register for the auction. **NOTE: A separate \$1,000 Cashier's check or Money Order is required for EACH successful bid.**

The Cashier's check or money order shall be made out to: **California Department of Transportation.** (We do not accept cash or personal checks.)

BID REGISTRATION DEPOSIT: Only the successful bidder will provide a deposit of \$1,000, who then has **five (5) calendar days** from the date of auction to make due the balance of the purchase deposit of 5% of the sales price.